

**AMENDMENTS TO THE CLAIMS**

This listing of claims will replace all prior versions, and listings, of claims in the application:

1. (Currently Amended) A method for brokering real estate transactions wherein a broker allows a user to sell a first property and purchase a second property via a computer communications network, comprising the steps of:

(a) the broker purchasing a first property from the user ~~accepting at least one first property sale offering~~;

(b) the broker providing at least one second property purchase offering;

(c) the broker ~~allowing the user to accept~~ receiving a selection of at least one second property selected from the at least one second property purchase offering;

(d) the broker transferring the sale proceeds from the sale transaction of the first property to the user, for use in purchasing the at least one second property selected in said ~~accepting~~ receiving step (c); and

(e) executing a purchase transaction of the at least one second property selected in said ~~accepting~~ receiving step (c), using the sale proceeds from the sale transaction of the at least one first property as payment towards the purchase of the at least one second property.

2. (Currently Amended) The method according to step claim 1, wherein the ~~first property offering step (a) further comprises executing a sale transaction of the first property offering, wherein the broker purchases the first property offering from the user~~ broker's purchase of the first property is conditioned upon the user applying the sale proceeds from the sale transaction of the first property to purchase the second property.

3. (Previously Presented) The method according to claim 1, wherein said purchase execution step (e) further comprises the use of electronic encryption.

4. (Previously Presented) The method according to claim 3, wherein the electronic encryption utilizes the Secure Sockets Layer encryption standard.

5. (Currently Amended) The method according to claim 2, ~~wherein the first property offering step (a) further comprises the use of electronic encryption~~ 1, further comprising the step of the broker offering to the user a purchase price for the first property.

6. (Currently Amended) The method according to claim 5, wherein the ~~electronic encryption utilizes the Secure Sockets Layer encryption standard~~ the purchase price of the first property is based on at least one selected from the group consisting of information regarding the first property received from the user, information regarding the first property contained in public records, the taxable value of the first property, and a combination thereof.

7. (Previously Presented) The method according to claim 1, wherein said first property offering step (a) further comprises querying the user for information regarding the property offering.

8. (Previously Presented) The method according to claim 7, wherein said querying step further comprises requesting information from the user regarding search criteria to be used to identify the at least one second property.

9. (Previously Presented) The method according to claim 8, wherein the search criteria relating to the at least one second property includes at least one of location, price, interior area, exterior area, number of bedrooms, number of bathrooms, liens and other encumbrances, date of construction, and the distance between the second property and at least one of schools, medical and rescue services, religious organizations, restaurants, shopping areas, and mass transit services.

10. (Previously Presented) The method according to claim 1, wherein said purchase execution step (e) further comprises the use of digital signature technology for transaction consummation.

11. (Previously Presented) The method according to claim 2, wherein said first property offering step (a) further comprises the use of digital signature technology for transaction consummation.

12. (Previously Presented) The method according to claim 7, wherein said querying step further comprises ascertaining from the user whether the user has a digital signature.

13. (Previously Presented) The method of claim 12, further comprising the step of registering the digital signature of the user.

14. (Previously Presented) The method according to claim 1, wherein said first property offering step (a) further comprises processing by a network server.

15. (Previously Presented) The method according to claim 14, wherein the network server processing further comprises the step of receiving information from the user regarding the first property.

16. (Previously Presented) The method according to claim 14, wherein the network server processing further comprises the step of formulating queries for use with at least one public record database.

17. (Previously Presented) The method according to claim 16, wherein said public record database queries are formulated to ascertain information regarding at least one of title status and taxable value of the first real property.

18. (Previously Presented) The method according to claim 14, wherein said network server processing further comprises the step of executing the public record database queries via a computer communications network.

19. (Previously Presented) The method according to claim 14, wherein said network server processing further comprises the step of obtaining results from the public record database queries via a computer communications network.

20. (Previously Presented) The method according to claim 14, wherein said network server processing further comprises the step of compiling the results of the public record database queries into a results report.

21. (Previously Presented) The method according to claim 14, wherein said network server processing step further comprises transmitting the results report to the user.

22. (Previously Presented) The method according to claim 21, wherein said transmitting step occurs via a computer communications network.

23. (Previously Presented) The method according to claim 2, further comprising the step of allowing the user to confirm the sale transaction step prior to execution.

24. (Previously Presented) The method according to claim 23, wherein said confirming step further comprises providing the user with a proposed purchase price for the at least one first property.

25. (Previously Presented) The method according to claim 24, wherein the proposed purchase price is the taxable value of the at least one first property.

26. (Previously Presented) The method according to claim 21, wherein the proposed purchase price is the taxable value of the first property multiplied by a pricing factor.

27. (Previously Presented) The method according to claim 24, wherein said confirming step further comprises allowing the user to accept or reject the proposed purchase price.

28. (Previously Presented) The method according to claim 1, wherein the sale proceeds are transferred into an escrow account.

29. (Currently Amended) A machine readable storage, having stored thereon a computer program having a plurality of code sections executable by a machine for causing the machine to conduct real estate transactions wherein a broker allows a user to sell a first property and purchase a second property via a computer communications network, comprising the steps of:

(a) purchasing a first property from the user ~~accepting at least one first property sale offering~~;

(b) providing at least one second property purchase offering;

(c) ~~accepting~~ receiving a selection of at least one second property selected from the at least one second property purchase offering;

(d) transferring the sale proceeds from the sale transaction of the first property for use in purchasing the at least one second property selected in said ~~accepting~~ receiving step (c); and

(e) executing a purchase transaction of the at least one second property selected in said ~~accepting~~ receiving step (c), using the sale proceeds from the sale transaction of the at least one first property as payment towards the purchase of the at least one second property.

30. (Currently Amended) The machine readable storage according to claim 29, wherein the ~~first property offering step (a) further comprises executing a sale transaction of the first property offering, wherein the broker purchases the first property offering from the user~~ purchasing of the first property is conditioned upon the user applying the sale proceeds from the sale transaction of the first property to purchase the second property .

31. (Previously Presented) The machine readable storage according to claim 29, wherein said purchase execution step (e) further comprises the use of electronic encryption.

32. (Previously Presented) The machine readable storage according to claim 31, wherein the electronic encryption utilizes the Secure Sockets Layer encryption standard.

33. (Currently Amended) The machine readable storage according to claim 30, ~~wherein the first property offering step (a) further comprises the use of electronic encryption~~ 29, further comprising the step of offering to the user a purchase price of the first property .

34. (Currently Amended) The machine readable storage according to claim 33, wherein the ~~electronic encryption utilizes the Secure Sockets Layer encryption standard~~ the purchase price of the first property is based on at least one selected from the group consisting of information regarding the first property received from the user, information regarding the first property contained in the public records, the taxable value of the first property, and a combination thereof .

35. (Previously Presented) The machine readable storage according to claim 29, wherein said first property offering step (a) further comprises querying the user for information regarding the property offering.

36. (Previously Presented) The machine readable storage according to claim 35, wherein said querying step further comprises requesting information from the user regarding search criteria to be used to identify the at least one second property.

37. (Previously Presented) The machine readable storage according to claim 36, wherein the search criteria relating to the at least one second property includes at least one of location, price, interior area, exterior area, number of bedrooms, number of bathrooms, liens and other encumbrances, date of construction, and the distance between the second property and at least one of schools, medical and rescue services, religious organizations, restaurants, shopping areas, and mass transit services.

38. (Previously Presented) The machine readable storage according to claim 29, wherein said purchase execution step (e) further comprises the use of digital signature technology for transaction consummation.

39. (Previously Presented) The machine readable storage according to claim 30, wherein said first property offering step (a) further comprises the use of digital signature technology for transaction consummation.

40. (Previously Presented) The machine readable storage according to claim 35, wherein said querying step further comprises ascertaining from the user whether the user has a digital signature.

41. (Previously Presented) The machine readable storage according to claim 40, further comprising the step of registering the digital signature of the user.

42. (Previously Presented) The machine readable storage according to claim 29, wherein said first property offering step (a) further comprises processing by a network server.

43. (Previously Presented) The machine readable storage according to claim 42, wherein the network server processing further comprises the step of receiving information from the user regarding the first property.

44. (Previously Presented) The machine readable storage according to claim 42, wherein the network server processing further comprises the step of formulating queries for use with at least one public record database.

45. (Previously Presented) The machine readable storage according to claim 44, wherein said public record database queries are formulated to ascertain information regarding at least one title status and taxable value of the first real property.

46. (Previously Presented) The machine readable storage according to claim 42, wherein said network server processing further comprises the step of executing the public record database queries via a computer communications network.

47. (Previously Presented) The machine readable storage according to claim 42, wherein said network server processing further comprises the step of obtaining results from the public record database queries via a computer communications network.

48. (Previously Presented) The machine readable storage according to claim 42, wherein said network server processing further comprises the step of compiling the results of the public record database queries into a results report.

49. (Previously Presented) The machine readable storage according to claim 42, wherein said network server processing step further comprises transmitting the results report to the user.

50. (Previously Presented) The machine readable storage according to claim 49, wherein said transmitting step occurs via a computer communications network.

51. (Previously Presented) The machine readable storage according to claim 30, further comprising the step of allowing the user to confirm the sale transaction step prior to execution.

52. (Previously Presented) The machine readable storage according to claim 51, wherein said confirming step further comprises providing the user with a proposed purchase price for the at least one first property.



53. (Previously Presented) The machine readable storage according to claim 52, wherein the proposed purchase price is the taxable value of the at least one first property.

54. (Previously Presented) The machine readable storage according to claim 49, wherein the proposed purchase price is the taxable value of the first property multiplied by a pricing factor.

55. (Previously Presented) The machine readable storage according to claim 52, wherein said confirming step further comprises allowing the user to accept or reject the proposed purchase price.

56. (Previously Presented) The machine readable storage according to claim 29, wherein the sale proceeds are transferred into an escrow account.